

**THE ZONING BOARD WILL CONDUCT A  
PUBLIC HEARING AND REGULAR MEETING ON  
MONDAY, MARCH 2, 2015, AT 6:30 P.M., ON THE  
4<sup>th</sup> FLOOR, CAFETERIA, GOVERNMENT CENTER  
BLDG, 888 WASHINGTON BLVD., STAMFORD, CT**

**PUBLIC HEARING**

1. **Application 214-33 – HIGH RIDGE REAL ESTATE OWNER, LLC, Text change,** to Amend Article II, Section 3A, Definition 98.1 (Surgery Center/Out Patient) to clarify the term “gross floor area” and that authorization of special exceptions for said use exceeding 15, 000 s.f. rests with the Zoning Board; amend Article III, Section 9, BBB.2 to allow Surgery Center/Out Patient as a permitted use in the C-D District with a limitation of six (6) operating rooms/surgical suites; amend Section 9, BBB.3 to exempt emergency generators not exceeding eight feet in height, setback a minimum of 23 feet from the property line and adequately screened, from the calculation of non-porous surface area coverage, and amend Section 9 BBB.3 to require that emergency generators in the C-D District have a minimum 23 feet setback from the boundary line of a residential district (*continued from February 23, 2015*).
2. **Application 214-34 – HIGH RIDGE REAL ESTATE OWNER, LLC, 0 Turn of River Road, Final Site & Architectural Plans,** Applicant requests approval of Final Site plans for change of use from general office use of 14, 147 s.f. to a Surgery Center/Out Patient facility on the third floor of Building 5 and to install an emergency generator with landscaped screening in a C-D district (*continued from February 23, 2015*).
3. **Application 214-39 – HOPE ENTERPRISES, LLC, Special Exception and Final Site & Architectural Plans,** construction of a one-story retail building on an existing developed property at 1009 – 1011 Hope Street with 2,844 sf of proposed retail space and 2,629 sf of storage, 28 parking spaces and associated landscaping in a Village Commercial zone.

**REGULAR MEETING**

**APPROVAL OF MINUTES:**

Minutes for Approval: February 23, 2015

**PENDING APPLICATIONS:**

1. Application 214-24 – TWO YALE & TOWNE, LLC, 115 Towne St
2. Application 214-33 – HIGH RIDGE REAL ESTATE OWNER, LLC, Text change
3. Application 214-34 – HIGH RIDGE REAL ESTATE OWNER, LLC, 0 Turn of River Road, Final Site & Architectural Plans
4. Application 214-39 – HOPE ENTERPRISES, LLC, Special Exception and Final Site & Architectural Plans

**OLD BUSINESS**

APPL. 208-06, Modification - THREE HARBOR POINT SQUARE, LLC to modify the approved Coastal Site Plan and final architectural and site plans for a hotel/residential building identified on the Harbor Point General Development Plan as “Block S3” and originally approved by the Zoning Board on June 2, 2008 (Appl. 208-06). Proposed

changes include redesign of the hotel/residential building to increase the height from thirteen stories to twenty stories, and redesign of ground floor restaurants to include two restaurant buildings detached from the hotel/residential building and addition of a second lobby entrance for automobile drop-off (*administrative review of Condition #3*).

### **NEW BUSINESS**

### **ADJOURNMENT**

Agenda 3/2/15